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Historic Districts Commission Minutes 09/22/2005

ARLINGTON HISTORIC DISTRICT COMMISSIONS

Final Minutes - Meeting of September 22, 2005

Whittemore-Robbins House

COMMISSIONERS PRESENT: S. Makowka, D. Santos, Y. Logan, M. Logan, J. Worden, B. Cohen, M. Penzenik

COMMISSIONERS NOT PRESENT: M. Potter, L. Kuhn, A. Alberg, M. Hope Berkowitz

GUESTS: J. Zolner, K. Zolner, M. Campbell, P. Johannsen, A. Kornacchick, D. Sienkiewicz, T. Stefanelli, J. Brown, L. Warnock, J. Nyberg, Will

1. **Meeting Opens & Appointment of alternate Commissioners, B. Cohen, Y. Logan & D. Santos to Russell Street Historic District 8:15pm**
2. **June minutes with edits approved unanimously**
3. **Communications**
 - a. E-mail and calls from M. Zolner re: work at 14-16 Russell Street
 - b. Phone call from Anthony Deacy re: work at 207 Pleasant Street
 - c. Application for 207 Pleasant Street
 - d. E-mail from Linda Warnock (157 Lowell) re: topo model questions
 - e. Phone call from David Reinz (160 Westminster) CONA issued 05-18M
 - f. Phone call from Beverly Planning Dept. re: non-contributing building in historic district and materials allowed
 - g. Phone call from Asher Nichols re: 207 Lowell Street with remodeling questions
 - h. Phone call from David Lenata re: Russell Street reproofing project
 - i. Follow-up with information to Pesiridis Family (21 Russell)
 - j. S. Makowka received call from potential buyer on Maple Street asking what it means to be in a historic district
 - k. J. Worden had message re: 16-18 Maple Street wanting info about historic district renovation process
 - l. S. Makowka received perturbed phone call from 103-105 Westminster re: angry discourse about illegal work done
 - m. S. Makowka received L. Kuhn-s resignation as Commissioner, effective immediately. C. Greeley will post with manager-s office and Selectmen
4. **New Business**
 - a. **Formal Hearing re: 14-16 Russell Street (Alvin Robbins House Condo Trust) for repair and replacement of gutters & roof. 8:20pm**

J. Worden recused himself from participating in discussion seeing as applicants are clients at his law firm to avoid appearance of conflict of interest. Kathy Zolner gave presentation. Present, unit owners Jim Zolner, Peter Johansson, Marcia Campbell, Andrea Kornicheck, (Laura Weinstein & Karyn Goldenberg not present). The Zolners moved in during June 2004 and noticed gutters needed work. Ice dam problems occurred during the next winter. Applicants looked for contractor for almost a year and discovered that gutter system on house inadequate and too small. During heavy rains, water overflows gutters & comes into house. Found contractor, Joe Squillante Contracting & Roofing Inc., who suggested larger wooden gutter with copper lining, however, they are concerned that maintenance could be a problem. Applicants now proposing to go with copper gutters per their reading of the Commission's gutter guidelines.

In addition, project would involve replacement of hip roof shingles, installation of rubber membrane on flat roof by back stairs, installation of new flashing on hoods over windows. Applicants clarified that downspouts would be copper and, since wood gutters not connected properly at seams, they will need to repair & replace any soffets they find damaged as things progress. S. Makowka asked for details about post being replaced - applicant clarified just fixing & restoring, no change of post.

B. Cohen addressed change from wooden gutters to copper gutter. In 1860s house, most houses are wood gutters, however, you would see copper as the high style, so it is historically appropriate to put in copper gutters here at this property. Applicants stated that they were not originally looking to spend that type of money, but are trying to do the historically correct thing. Applicant shared copper ridge & gutter samples and confirmed that all gutters are being replaced. M. Logan moved that the Russell Historic District Commission, having fully reviewed the application before it, finds that the project under consideration, if constructed according to the plans submitted therewith, will be in harmony and not incongruous with the historical and architectural values of the district. B. Cohen seconded. Voted unanimously. (J. Worden abstaining) B. Cohen is appointed project monitor.

b. Formal Hearing re: 17 Russell Street (Makowka) for installation of exterior air conditioning unit and screening. 8:40pm

S. Makowka stepped down from his position as Chair to present this application for his property and recused himself from any discussion or vote on this matter as a member of the Commission. Vice Chair M. Logan proceeded to oversee this hearing.

Applicant explained that proposed exterior air conditioning unit will be on the side of house far back from the street. In addition, applicant is proposing to add lattice fence to visually screen unit from view. There currently is one unit at the proposed location and there will be a second unit installed behind the existing one. The lattice would screen both units. J. Worden was concerned about noise from the unit. S. Makowka showed unit specifications which showed that it was the highest available efficiency unit offered by the manufacturer, is marketed as a low noise unit, and, since it is two speed, it will operate at a lower and quieter speed most of the time. S. Makowka has talked with the abutting neighbors and they have no issue with the installation. In addition, this installation will allow the removal of multiple window units.

J. Worden then asked about screening apparatus. It will be a corner enclosure with privacy lattice and framing around the units. Applicant referred to a similar installation surrounding the units at the Whittemore Robbins House. M. Logan asked about the alternatives to the lattice such as solid material, but S. Makowka responded that the units required sufficient airflow to operate efficiently. Applicant clarified that screening will come about 40 inches out and back about 8 feet. B. Cohen said only other alternative would be to plant shrubs, but that can cause airflow problems. Y. Logan moved that the Russell Historic District Commission, having fully reviewed the application before it, finds that the project under consideration, if constructed according to the plans submitted therewith, will be in harmony and not incongruous with the

historical and architectural values of the district. Seconded by B. Cohen. . Voted unanimously. (with S. Makowka recusing himself)

Following the vote, S. Makowka resumed his role as Chair

c. Informal hearing re: 109 Crescent Hill Ave. (Sienkiewicz) for possible sale of portion of lot to neighbor to make new buildable lot. 9:00pm

Donald Sienkiewicz (#109) and Tony Steffanioli (#117) (with son in law Jim Brown (#117)) present. Both parties were looking into possibility of combining pieces of their respective properties to create an additional building lot between their existing houses. For zoning purposes, the building inspector said they would meet criteria, but he suggested they meet with AHDC to see if the idea of making a new buildable lot would even fly with them. J. Worden cautioned that only once has a Commission approved a new building in a historic district - and that was on the foundation of a former barn. One of the reasons the town created districts was because you are fortunate to have areas where the development was frozen at some past point in time, part of what town looks at in improving these and people look at investing in property in districts. They want the district to stay looking like it does. If every lot with extra space is going to have a house on it what would the district look like in the future- There is a very rigorous test an applicant must pass: why is it appropriate for this piece of land to now have a house on it- A permit for a new house was granted in the one case, but the building never happened. J. Worden cautioned that the typical builder is going to desire to put up a -McMansion- and the AHDC would not allow one in a district. They might consider a pretty small building if the project were right. That sort of thing isn't what a typical developer would want to consider and they probably wouldn't purchase a lot with such restrictions anyhow. B. Cohen said there was a property at corner of Westmoreland and Lowell where the previous owner came before the Commission to request that he put in a house and develop the lot. In her opinion, the Commission was not opposed to new construction, but when you looked at the houses developed in the area, all of them were relatively small and this project was for a huge house. She might have considered it had the house proposed been in scope with the houses in the neighborhood, but the owner wouldn't consider scaling down the size and they were denied. S. Makowka said one of the issues is whether there should be a house on the now empty property at all and the other is whether the proposed new house would fit into the scale of the neighborhood and be appropriate. He suggested informal hearings, but encourages people to talk about issue of appropriateness before talking about the actual house. M. Logan said criteria are very high and B. Cohen said it is in an unusual spot. The lot needs something and doesn't add to the neighborhood according to Mr. Sienkiewicz. S. Makowka commented it was a wooded and rocky area with outcroppings, but that didn't make it a bad thing. He added that he didn't want to be overly pessimistic, but that the comments from the other Commissioners seemed unfavorable towards the proposal. Because the property owner doesn't want to maintain his property is not a criterion they would consider a reason to build. S. Makowka reminded him that they try to preserve landscapes as well as architectural features in a neighborhood.

d. Informal hearing re: 157 Lowell Street (Warnock) for possible development of new house on property. 9:20pm

Linda Warnock, Jonathan Nyberg and their architect Will were present. S. Makowka reiterated that it is up to the applicant to convince Commissioners why they should allow a house to be built on property. Applicant presented a topographical model for review. This gives a better idea about the massing of the proposed house within the neighborhood. The new property has a slightly lower ridge and smaller footprint than 157 Lowell Street. J. Worden asked for an essay to address what would justify building on this lot, but still allow commission to deny building on another lot as previously denied. Lots are different. M. Penzenik said setback goes to porch, not foundation. Stylistically massing is good, but very Greek Revival. She doesn't care for this style among neighboring farmhouses. L. Warnock commented that you don't see the lot by itself

because of the grade, compared to 187 Lowell Street with big empty front lawn. Will ____ asked a technical question in terms of what is needed for formal presentation. S. Makowka said materials, size, scale, massing, and appropriateness are first questions, then walking down project road to get details of exactly what is being proposed. M. Penzenik asked about photographs showing streetscape. J. Worden asked that materials be given to Commissioners well in advance so that they can make a site visit prior to the hearings. Applicants indicated that they will apply for a formal hearing in October.

5. Old Business

- a. Town Day postponed, booth staffing needed
- b. Realtor and District Property Owner mailings - sent
- c. Open Commissioner Seats - Mt. Gilboa/Crescent Hill. Alex Frisch to fill Central District seat (need to confirm that his appointment has been approved by Selectmen).

6. Review of Projects

1. 80 Westminster Avenue (Reitzel 00-09M) - Berkowitz
2. 267 Broadway (Kapsalis) - 1/2001 - Penzenik
3. 14-16 Russell Street (Alex 00-28R), 10/01 (certificate modified 11/01) - Makowka
4. 35 Jason Street (Lynch 00-33J) 12/01; 01-08J) 05/02 - Makowka-COA
5. 11 Westmoreland Avenue (Caruso 01-12M) 6/02 - Cohen-COA
6. 7 Jason Street (Smith Museum 02-10J) - Worden-COA
7. 161 Westminster Ave. (Batitte 03-3M) 3/04 - Cohen-COA
8. 19-21 Avon Place (Logan 03-4A) 3/04- Penzenik-COA
9. 105 Pleasant Street (work w/o permit) - Penzenik
10. 139-141 Westminster (Entov 03-18M) - Berkowitz-COA
11. 14 Jason Street (window change w/o permit) - Makowka
12. 144 Pleasant Street (Cole, 04-1P) -Potter-COA
13. 25 Elder Terrace (Cantlon, 04-3G) -Cohen-COA
14. 22 Montague (Sparks, 04-8 G) - Cohen-COA
15. 79 Crescent Hill (Moore, 04-5G) -Cohen-COA
16. 72 Westminster Ave. (Colman, 04-6G) - Y. Logan-COA
17. 75 Westminster Ave. (Dressler, 04-7G) - Makowka (chgd from Kuhn)-COA
18. 82 Westminster Ave. (Ivers, 04-9G) - Penzenik-COA
19. 74 Pleasant Street (St John-s Episcopal Church, 04-10P) - Makowka-COA
20. 210 Pleasant Street (Hart, 04-14P) -Penzenik-COA
21. 56 Jason Street (Tanner, 04-15J) - Kuhn-COA
22. 156 Pleasant Street (Seitz, 04-16P) -Cohen-COA
23. 82 Westminster (Ivers, 04-12M) - Penzenik -COA
24. 15 Russell Street (Lagow, 04-17R) - Penzenik (changed from Kuhn)-COA
25. 88 Westminster (Leverone, 04-18M) - Makowka-COA
26. 239 Pleasant (Galal, 04-19P) - Kuhn-COA **(TO BE REMOVED)**
27. 159 Pleasant (Krepelka, 04-20P) -Cohen-COA
28. 118 Pleasant Street (Pleasant St. Realty Trust, 04-21P) - Makowka-COA
29. 50 Pleasant Street (Town of Arlington, 04-22P) - Penzenik-COA
30. 19 Westmoreland Ave. (Munro, 04-23M) - Potter-COA
31. 19 Westmoreland Ave. (Munro, 04-24M) - Potter-COA

32. 10 Montague Street (Jirak, 04-25M) - Makowka-CONA
33. 82 Westminster (Ivers, 04-26M) - Penzenik-CONA
34. 135 Pleasant (Plumley, 04-27P) -Makowka-CONA
35. 184 Pleasant (Faigel, 04-28P) -Makowka-CONA
36. 82 Westminster (Ivers, 04-29M) - Penzenik-CONA
37. 203 Lowell (Salocks & Stafford, 04-30M) - Makowka-CONA
38. 37-39 Jason (Lees, 04-31J) -Makowka-CONA
39. 170 Pleasant (Gillis & Kelly, 04-32P) - Makowka-CONA
40. 152 Pleasant (Wells, 04-33P) -Makowka-CONA
41. 194 Pleasant (Beardsley, 04-34P) - Penzenik-COA
42. 27 Jason (Worden, 04-35J) - Makowka-COA
43. One Monadnock (Starks & Hopeman, 04-36P) - Makowka-CONA
44. 37-39 Jason (Lees, 04-37J) -Makowka-CONA
45. 29 Russell (Stocker, 04-39R) -Makowka-CONA
46. 22 Montague Street (Sparks, 05-02M) - Cohen - COA
47. 4 Westmoreland Ave. (Callaghan, 05-03M) - Makowka - COA
48. 40-42 Pleasant Street (Barbosa for Scire, 05-04P) - Makowka - CONA
49. 239 Pleasant Street (Ibrahim, 05-05P) -Penzenik - COA **(TO BE REMOVED)**
50. 75 Westminster Ave. (Dressler, 05-06M) - Makowka - COA
51. 175 Lowell Street (Erickson for Hill, 05-07M) - Cohen - COA
52. 15 Montague Street (Barkans, 05-08M) - Cohen - CONA
53. 21 Avon Place (Logan, 05-09A) - Makowka - CONA
54. 40-42 Pleasant Street (Barbosa for Scire, 05-10P) - Makowka - CONA
55. 19 Avon Place (Logan, 05-11A) - Kuhn - COA
56. 109 Crescent Hill Ave. (Sienkiewicz, - 05-12M) - Worden - CONA
57. 145 Pleasant Street (Colt, - 05-13P) - Santos - COA
58. 203 Lowell Street (Salocks & Stafford - 05-15M) - Makowka - CONA
59. 109 Crescent Hill (Sienkiewicz - 05-16M) - Alberg - COA
60. 201 Pleasant Street (Kantor - 05-17P) - Makowka - CONA
61. 160 Westminster Ave. (Pascale - 05-18M) - Makowka - CONA
62. 195 Pleasant Street (Avrahami - 05-19P) - Santos - COA
63. 21 Russell Street (Pesiridis - 05-20R) - Alberg - COH

Motion to adjourn at 10:10pm. Voted unanimously.

Respectfully submitted,

Carol Greeley

Executive Secretary